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# STATE OF INDIANA

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**To:** Governor Mitchell E. Daniels, Jr.  
**From:** Cheryl A.W. Musgrave, Commissioner *Wm*  
**Date:** 7/25/2007  
**Re:** Findings on the March 1, 2006 Assessment of Gibson County, Indiana

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## **Findings on the Status of Annual Adjustments in Gibson County**

A county-wide analysis of gross assessed values on all classes of commercial parcels revealed that seventy-nine percent (79%) of these parcels had no change in assessed values from the 2005 assessment year to the 2006 assessment year.

A county-wide analysis of gross assessed values on all classes of industrial parcels revealed that eighty-three percent (83%) of these parcels had no change in assessed values from the 2005 assessment year to the 2006 assessment year.

This lack of changes to assessed values is particularly suspicious in light of the fact that the local assessors were required to adjust assessments from January 1, 1999 valuation date to a January 1, 2005 valuation date.

The assessment-to-sales ratio study submitted by the Gibson County Assessor indicated that assessments on certain classes of property in certain townships may be inaccurate or inequitable. Specifically:

### **Commercial Properties**

- Improved commercial property in Barton, Center, Wabash, and Washington Townships did not have any sales reported, apparently did not have a county-wide annual adjustment factor applied, nor were they analyzed in the ratio study. Administrative law requires townships with fewer than twenty-five (25) parcels in a particular class to be considered with a grouping of similar properties in other township(s).
- No sales were reported for Unimproved Commercial property county-wide. It is unknown if other information, as specified in 50 IAC 21-5-2(b), was utilized in the annual adjustment process.

### **Industrial Properties**

- No sales were reported for Improved Industrial property county-wide. It is unknown if other information, as specified in 50 IAC 21-5-2 (b), was utilized in the annual adjustment process.
- No sales were reported for Unimproved Industrial property county-wide. It is unknown if other information, as specified in 50 IAC 21-5-2 (b), was utilized in the annual adjustment process.

### **Recommendation**

In light of the findings detailed above, I recommend that the Department take immediate action to initiate the reassessment of real property in Gibson County, Indiana.